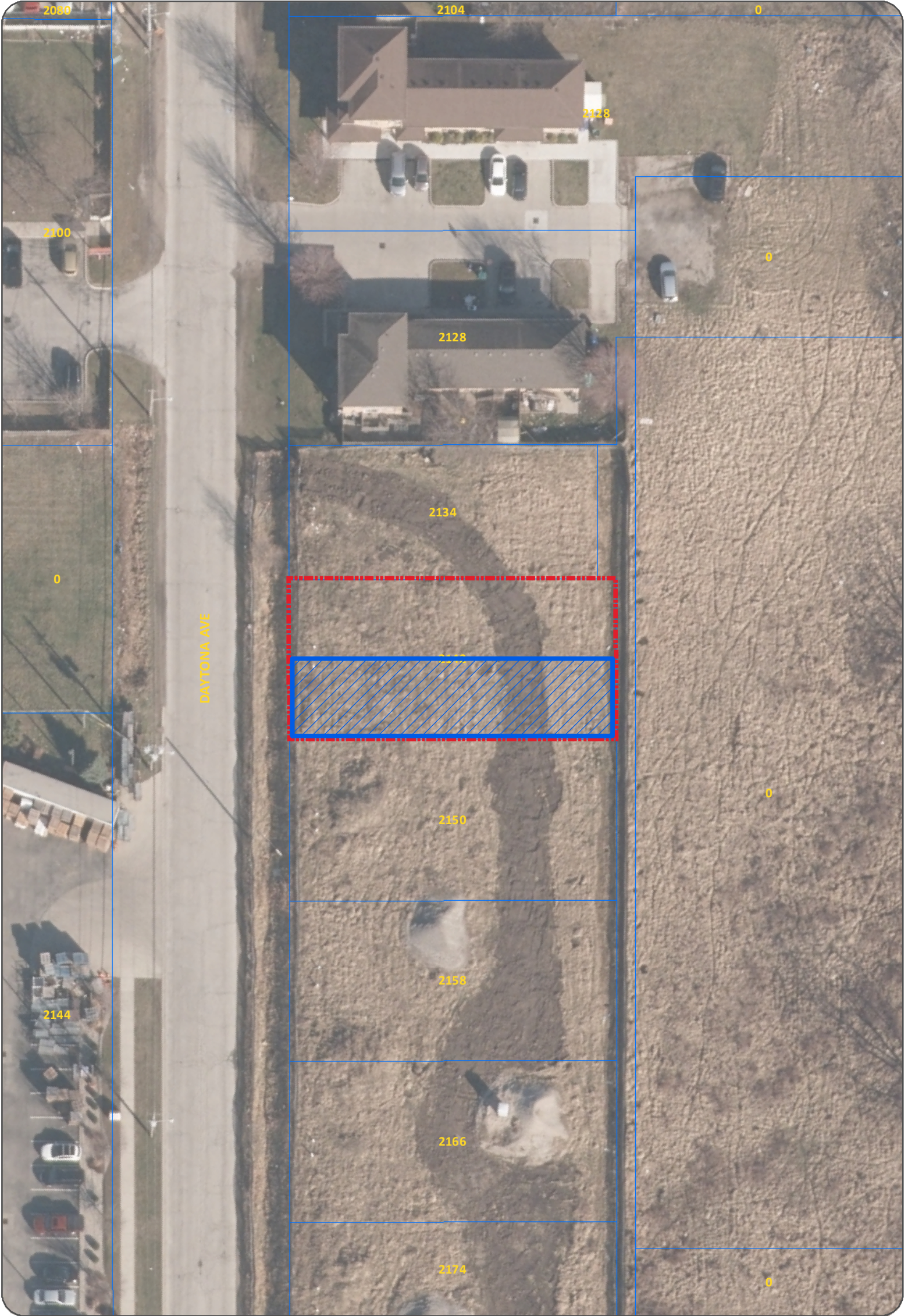




COMMITTEE OF ADJUSTMENT

APPLICANT : SAMANA HOMES INC

ADDRESS : 2142 DAYTONA AVENUE

 SUBJECT LANDS  SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # B-059/25

Date Mailed: October 29, 2025

Electronic hearing:

By videoconference on November 13, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on October 29, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 997; LOTS 140 & 141 & PT CLOSED ALLEY; RP 12R26351; PARTS 10; 21 & 30

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: SAMANA HOMES INC Applicant Name: Ali Ghanem Samana Homes		2142 DAYTONA AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot for a semi-detached dwelling

Type of Consent Application Transaction: New Lot

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

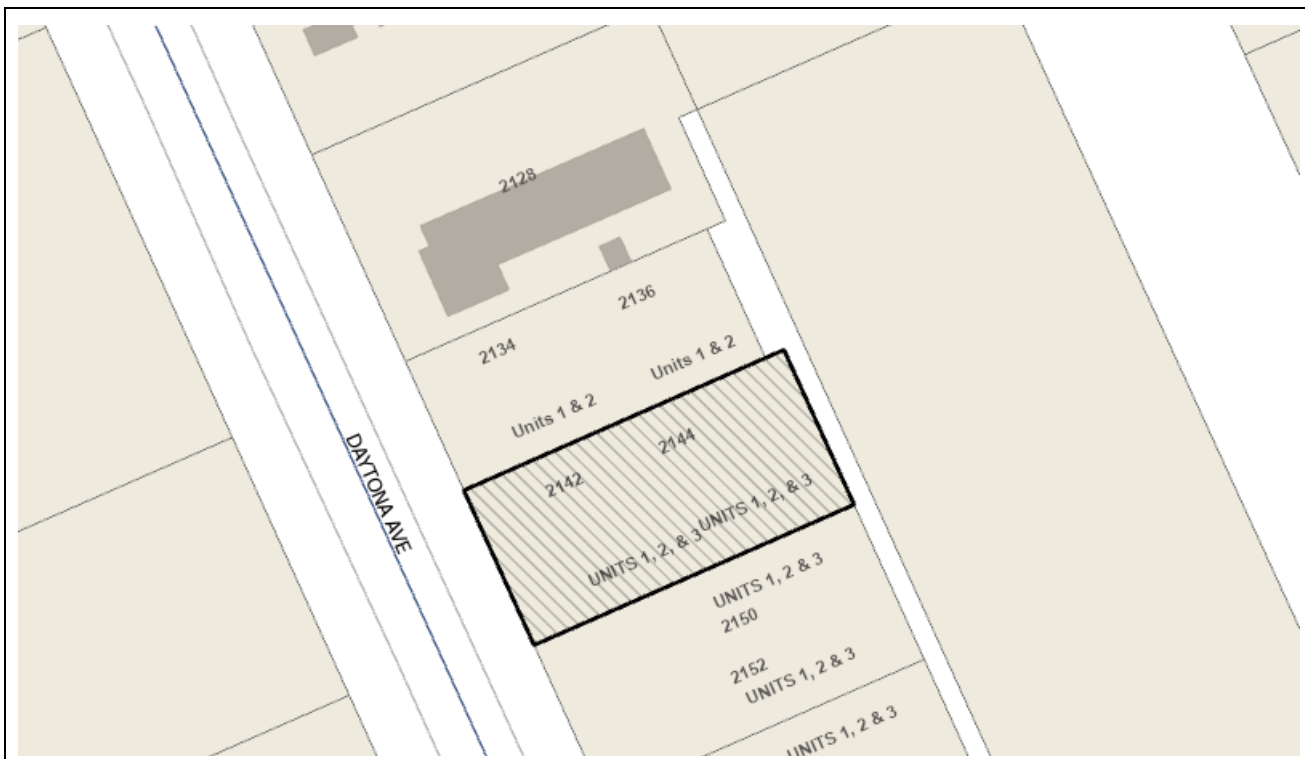
Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

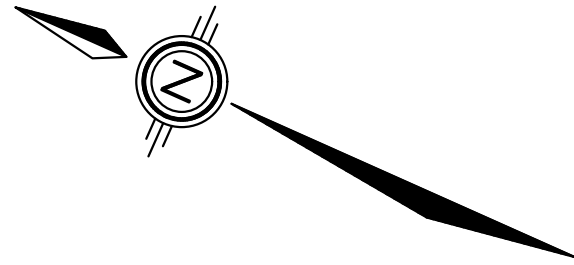
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:

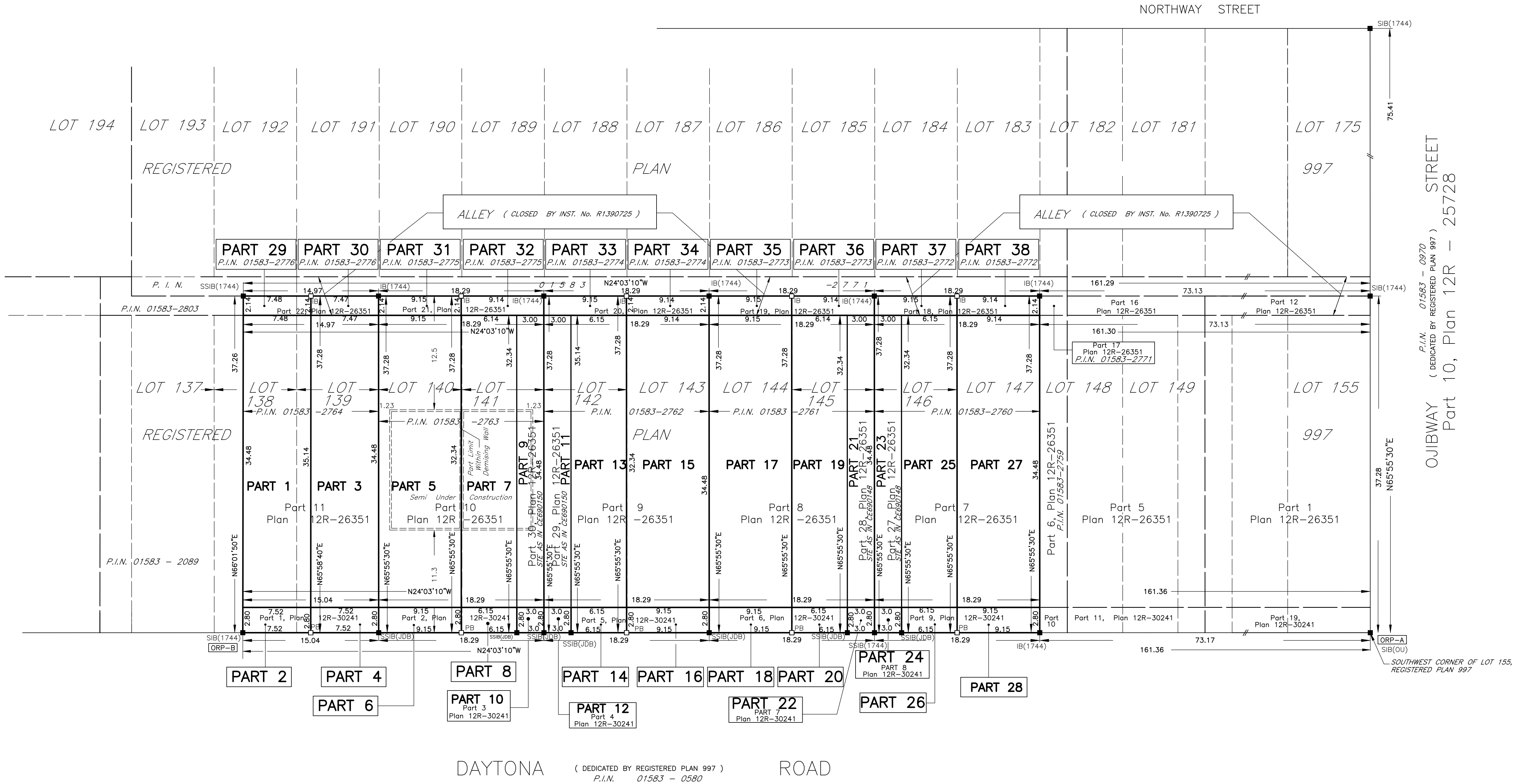
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4682523.86	E330971.19
ORP-B	N4682671.20	E330905.43
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



SCHEDULE				SCHEDULE				SCHEDULE				SCHEDULE					
PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.	PART	LOT	PLAN	P.I.N.		
1	PART OF LOTS 138 & 139	REGISTERED PLAN 997	ALL OF 01583-2764	11	PART OF LOT 142	REGISTERED PLAN 997	ALL OF 01583-2762	21	PART OF LOT 145	REGISTERED PLAN 997	PART OF 01583-2761	31	PART OF ALLEY	REGISTERED PLAN 997	ALL OF 01583-2775		
2								22								32	
3				PART OF LOT 139								23					33
4								24	PART OF LOT 146			34					
5	PART OF LOT 140		ALL OF 01583-2763	15	PART OF LOT 143		25	ALL OF 01583-2760			35	PART OF ALLEY			REGISTERED PLAN 997	36	ALL OF 01583-2773
6				16			26		37								
7				PART OF LOT 141	17		PART OF LOT 144		27		PART OF LOT 147					38	
8	18				28												
9	19				PART OF LOT 145		29	PART OF ALLEY	ALL OF 01583-2776								
10	20						30										

PART 9, 10, 11 AND 12 ARE SUBJECT TO AN EASEMENT AS IN CE690150.
PART 21, 22, 23 AND 24 ARE SUBJECT TO AN EASEMENT AS IN CE690148.
PARTS 17 TO 22 (Inclusive) COMPRISE ALL OF P.I.N. 01583-2761.



PLAN OF SURVEY
OF
PART OF LOTS 138 TO 147 (Incl.)
REGISTERED PLAN 997
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
SCALE = 1:250
THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250

LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999928.
ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 562/91.
ALL BEARINGS AND DISTANCES BETWEEN FOUND SURVEY MONUMENTS AGREE WITH PLAN 12R-26351 AND PLAN 12R-30241.
N = NORTH; S = SOUTH; E = EAST; W = WEST

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE DAY OF

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-112552.

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: A.J.M.	CHECKED BY: A.M.	REFERENCE NO.: 25-47-401-00
FILE: 25-47-401-00	E-997-13	CAD Date: October 6, 2025 4:51 PM CAD File: 25-47-401-01.dwg